

GARAGE ENCLOSURES

COMPREHENSIVE ZONING ORDINANCE: APPENDIX A ARTICLE XXII-F. RESIDENTIAL EXTERIOR CONSTRUCTION STANDARDS

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5th day of June, 1956, as heretofore amended, be, and the same is hereby amended by amending Section 2(b)(2) Building Regulations for Accessory Buildings and Section 4 (h) Parking Regulations of Articles IV R-1500-M Residential District, Article IV-A R-2000-M Residential District, Article IV-B R-1800-M Residential District, Article VI R-1250-M Residential District, Article VII R-1100-M Residential District, Article VIII R-1000-M Residential District, Article IX R-950-M Residential District, Article XI R-850-F Residential District, Article XII R-850-M Residential District, Article XII-B RP-1500-M Patio Home District, Article XIII D-1400-M Duplex District, Article XIII-1 D-2400-M Duplex District and Article XIII-2 D-3000-M Duplex District, to require enclosed off-street parking spaces and standards of construction thereto, to read as follows:

Sec. 2. Building regulations.

...

(b) *Type of materials.*

...

- (2) *Accessory buildings.* For accessory buildings in excess of 150 square feet, including, but not limited to, detached garages or servants' quarters, each exterior wall shall be constructed of a minimum of 35 percent masonry construction. Accessory buildings of 150 square feet or less may be of non-masonry construction or may be of all metal with baked-on or pre-painted surface. Detached garages built to replace garages which are enclosed or converted to living space as required herein shall be constructed of brick, stone, cementitious materials or a combination thereof in proportions similar to those on the principal building and the detached garage shall be architecturally compatible with the principal building as determined by the Chief Building Official or designee.

...

Sec. 4. Area regulations.

...

(h) *Parking regulations.*

- (1) Two off-street parking spaces, accessible from a driveway constructed of an approved parking surface, shall be provided on the lot in an enclosed garage structure behind the front building line to accommodate two motor vehicles for each dwelling unit. The garage may be either attached to or detached from the principal building.

- (2) Adequate paved area must be provided for maneuvering of the vehicles into the enclosed garage structure. Alley pavement may be used as part of the required paved area for maneuvering as determined by the building official, provided:

...

- (b) Where driveways or off-street parking spaces are located in the front yard after enclosure or conversion of a garage or carport, the driveway and/or the off-street parking spaces shall either be removed or reconfigured to provide access to the new required two off-street parking spaces within the enclosed garage structure. No head-in or dead-end driveways or parking spaces shall be permitted in the front yard.

SECTION 2. That the Comprehensive Zoning Ordinance of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5th day of June, 1956, as heretofore amended, be, and the same is hereby amended by amending Article XXII-F Residential Exterior Construction Standards to add subsection (h) to construction standards for garage conversions to read as follows:

(h) Where a garage is converted for use as living space or converted into space other than vehicle storage space, the conversion shall be constructed of brick, stone, cementitious material or a combination thereof in conformance with the residential exterior construction standards in subsection 2(b) herein. The converted space and the new required garage to accommodate two off-street parking spaces for two motor vehicles, or one off-street parking space for one motor vehicle where the original garage accommodated a single motor vehicle, shall be architecturally compatible with the principal building as determined by the Chief Building Official, or designee. Nothing contained in this subsection (h) shall require any change in the plans or construction of structure located on a platted lot of record to conform to these standards for which a building permit has been issued prior to January 27, 2004, or for which substantially complete application for a building permit was accepted by the building official on or before January 27, 2004, if the building permit is issued within thirty (30) days thereafter, provided, however, such structure shall comply with all applicable ordinances of the City in effect on the date such application was filed.